

Penstemon Place

PRJ16-032



2574, 2842 & 2862 Linwood Avenue

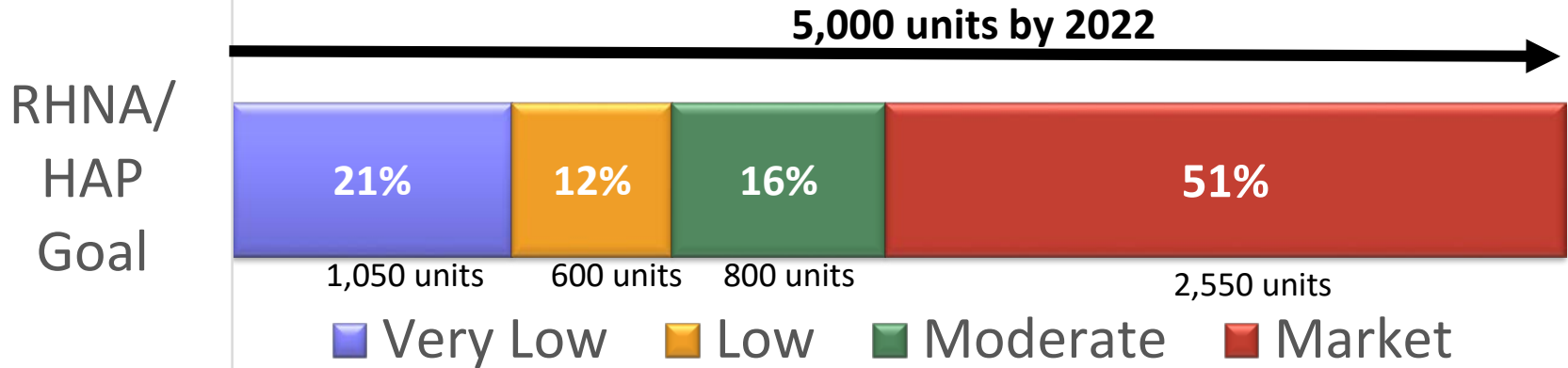
January 27, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Single-Family Residential Subdivision

- 59 Lots constructed with SFDs
 - Two lots with ADUs (Lots 13 & 53), and
 - Four more with the option to add one (Lots 17, 29, 31 & 59)
- Development plan includes six models/floorplans
 - 13 Lots secured to avoid future requirement of HDP
 - 46 Lots have more flexibility
- Access points
 - Linwood Avenue (west and south)
 - Verbena Drive





*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Penstemon Place: Total 61 units

■ Market Rate:
 59 Units (2.3% of goal)

■ Moderate/Second Unit:
 2 Units (0.25% of goal)

Mitigated Negative Declaration

- Draft Initial Study/Negative Declaration circulated June 2020

Hillside Development Permit

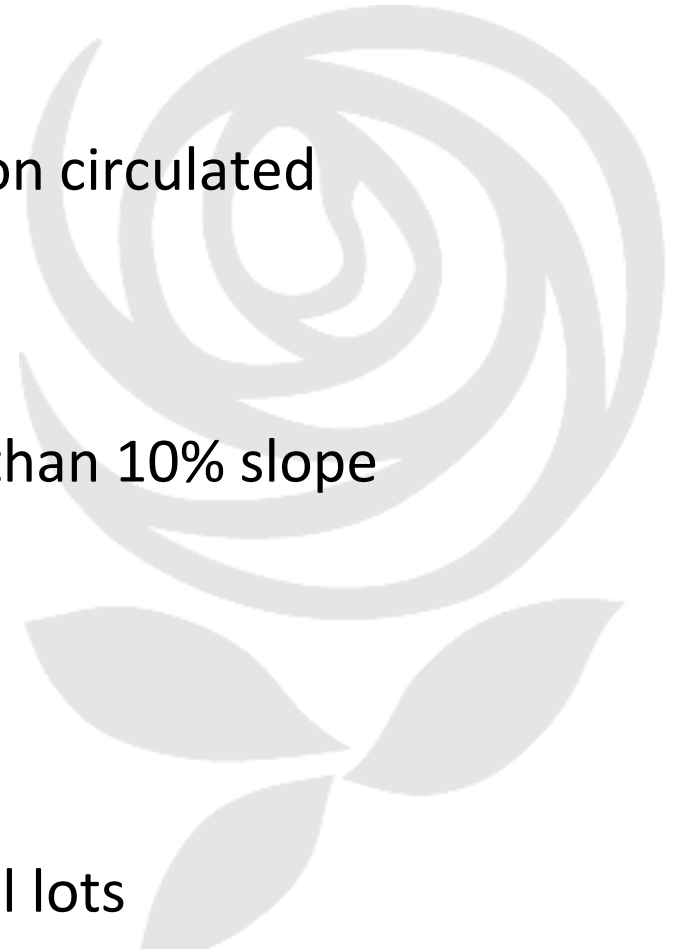
- Development on slopes with greater than 10% slope

Conditional Use Permit

- Small lot subdivision

Tentative Map

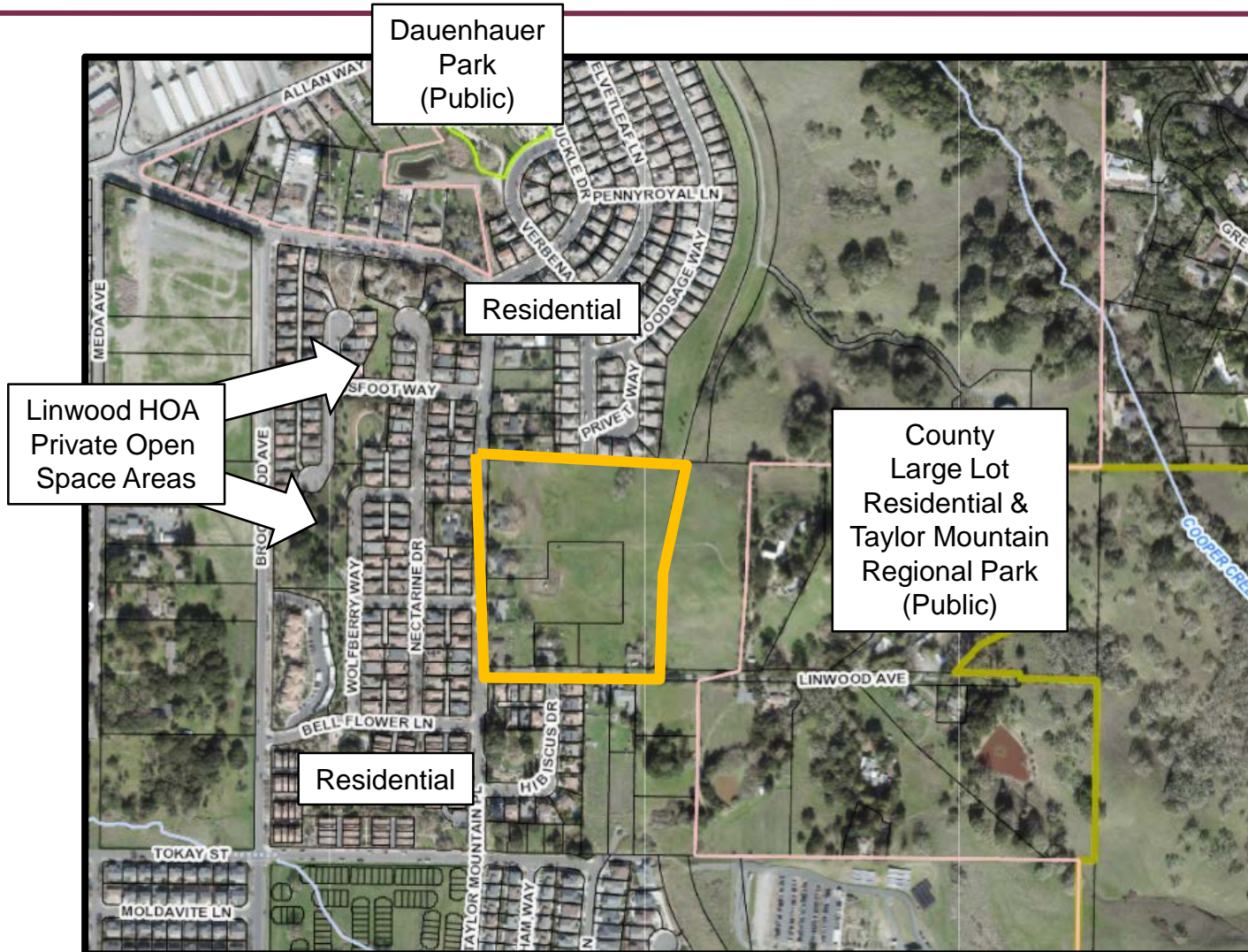
- Subdivide 9.73 acres into 59 individual lots



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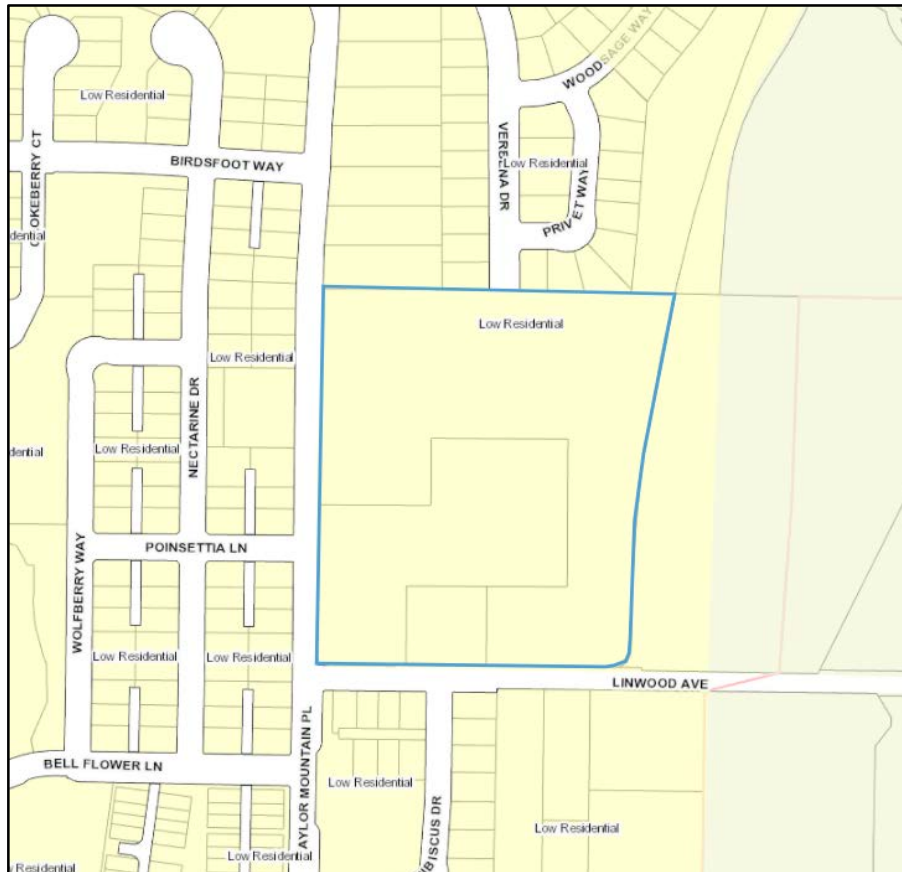
Neighborhood Context



- April 20, 2016 – Neighborhood Meeting held
- December 6, 2016 – Project applications submitted to Planning and Economic Development.
- December 20, 2016 – Development Advisory Meeting (equivalent to Pre-Application Meeting)
- June 29, 2020 – Initial Study/Mitigated Negative Declaration circulated for public review

Other events not directly related to the project that slowed the processing time include the rebuild from the Tubbs/Nuns Firestorm and response to the COVID-19 pandemic.

Low Density Residential



Planned Development, 96-001

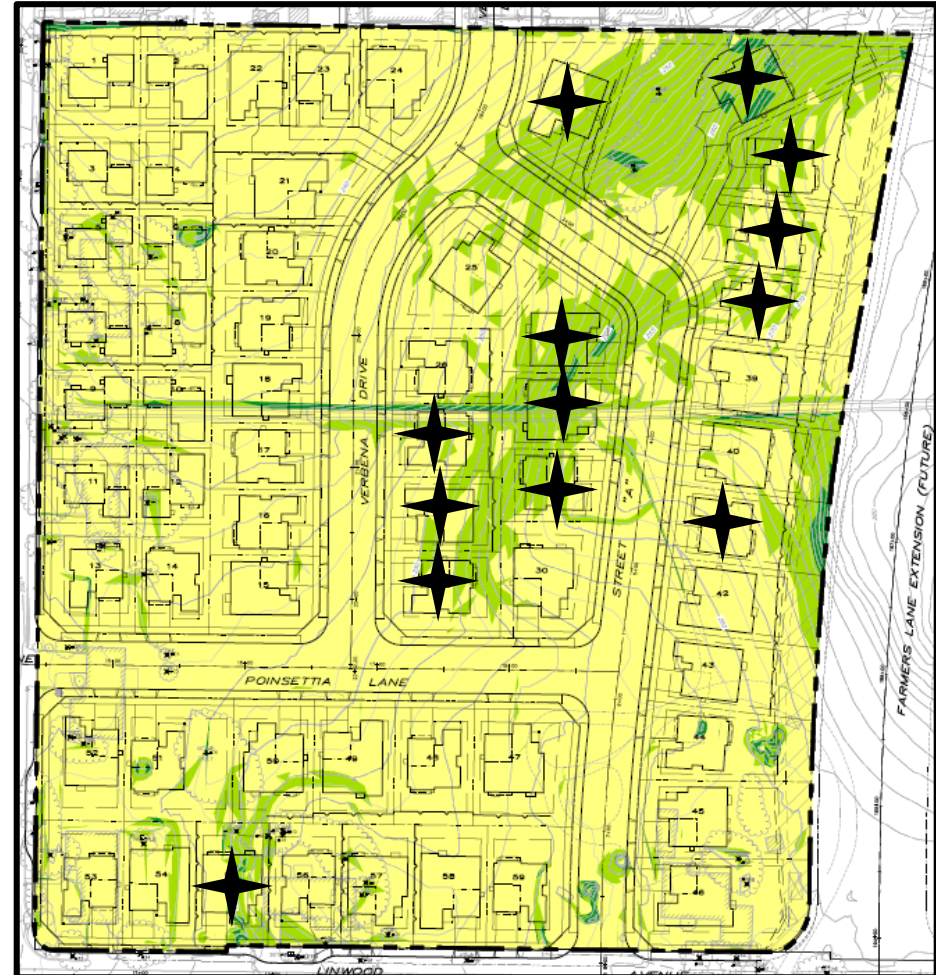


- Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features.
- Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of 10 percent or more.
- Site development does not alter slopes of greater than 25 percent, except in compliance with Section 20-32.020.B (Applicability—Limitations on hillside development).
- Project grading respects natural features and visually blends with adjacent properties.

Hillside Development, Cont'd

- Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead “stepped” to conform to site topography.
- The proposed project complies with the requirements of this Chapter and all other applicable provisions of this Zoning Code.
- The proposed project is consistent with the General Plan and any applicable specific plan; and
- The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare.
- The proposed project complies with the City’s Design Guidelines.

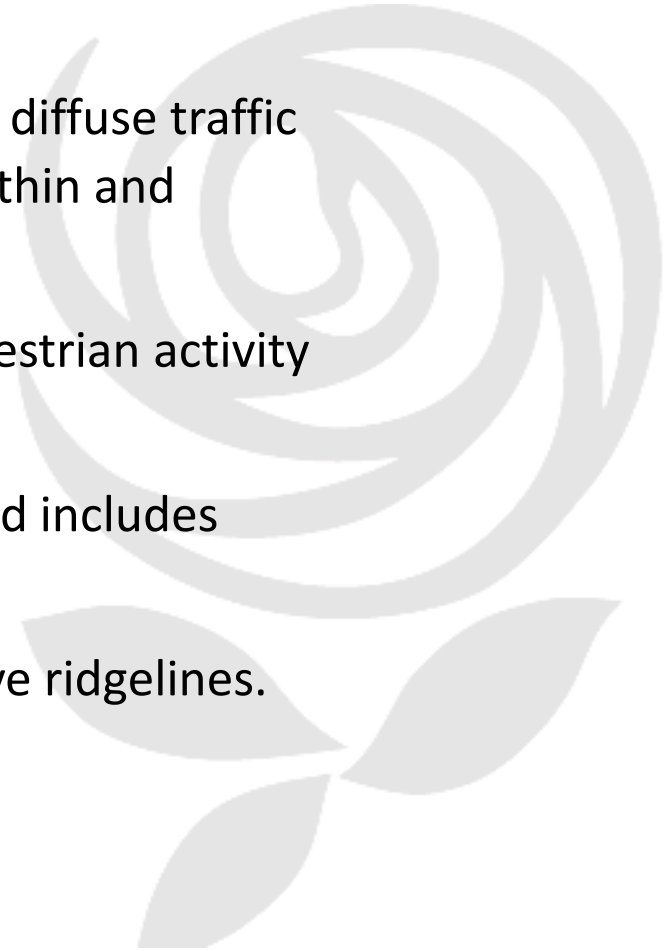
Secured architecture on lots 27-29, 31-38, 41 & 55



★ Secured architecture

Design Guidelines - Goals

- Provides an interconnected street network to diffuse traffic and provide easy access for residents both within and between neighborhoods;
- Creates an environment that encourages pedestrian activity along the streets;
- Features a variety of lot types, home sizes, and includes ADUs; and
- Does not propose structures silhouetted above ridgelines.



Conditional Use Permit

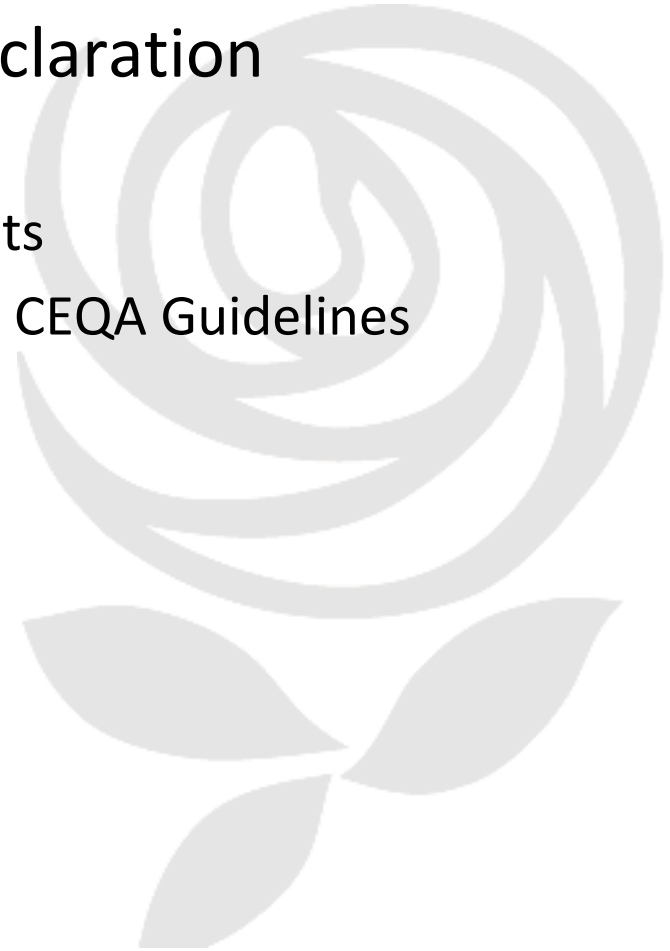
- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code; and
- The proposed use is consistent with the General Plan and any applicable specific plan; and
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity; and
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Initial Study/Mitigated Negative Declaration

- Circulated June 29, 2020
- Minor revisions due to public comments
- Recirculation not required pursuant to CEQA Guidelines Section 15073.5; no substantial edits

Mitigation measures related to:

- Air Quality
- Biological Resources
- Hazards & Hazardous Waste
- Noise
- Transportation & Traffic



- Tree Ordinance Compliance - Removal & replacement
- Stormwater Permit Compliance - Site & area drainage
- Circulation & area improvements

No unresolved issues.

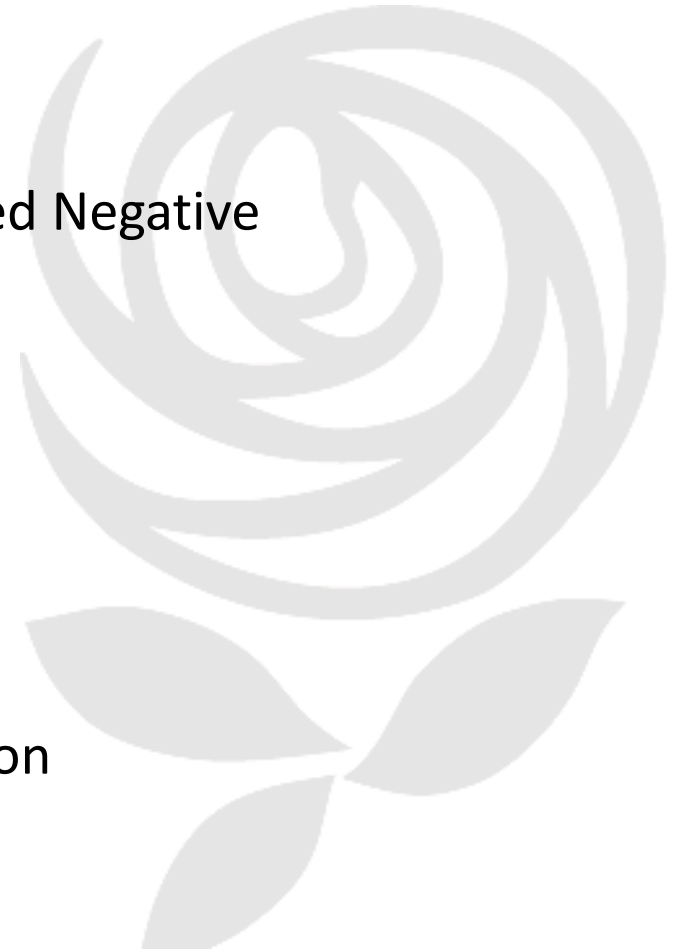


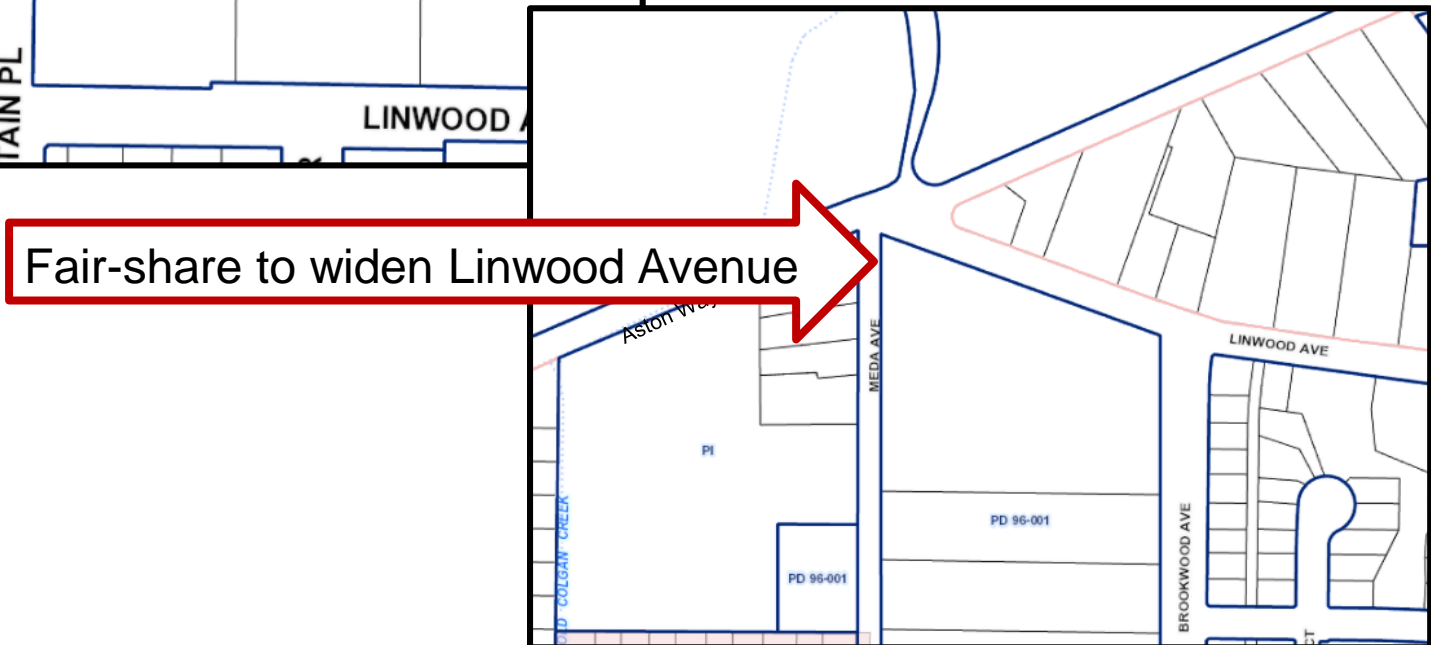
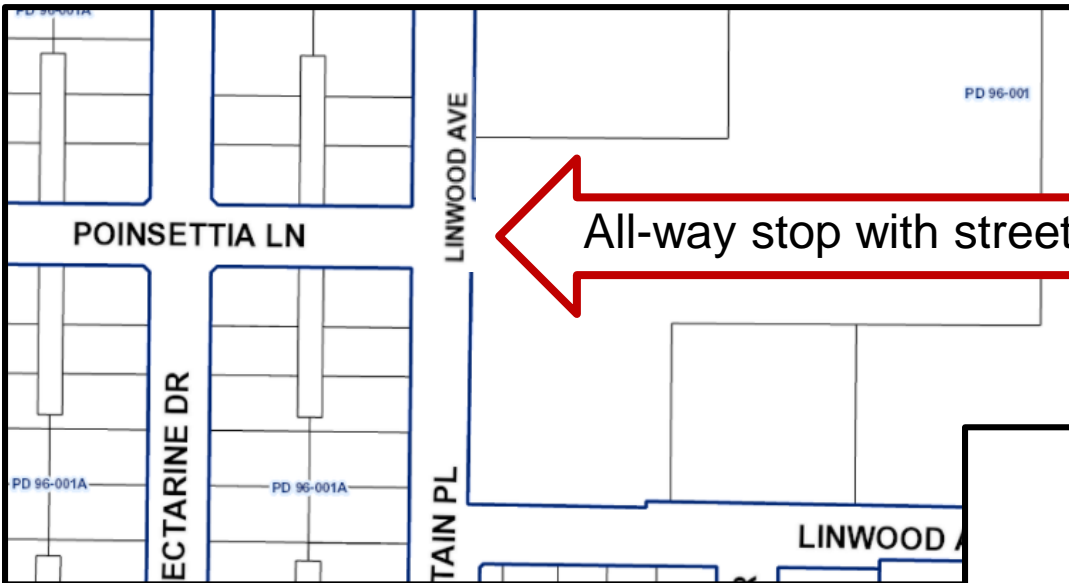
Triggering events

- Pre-application Neighborhood Meeting
- Circulation of draft Initial Study/Mitigated Negative Declaration

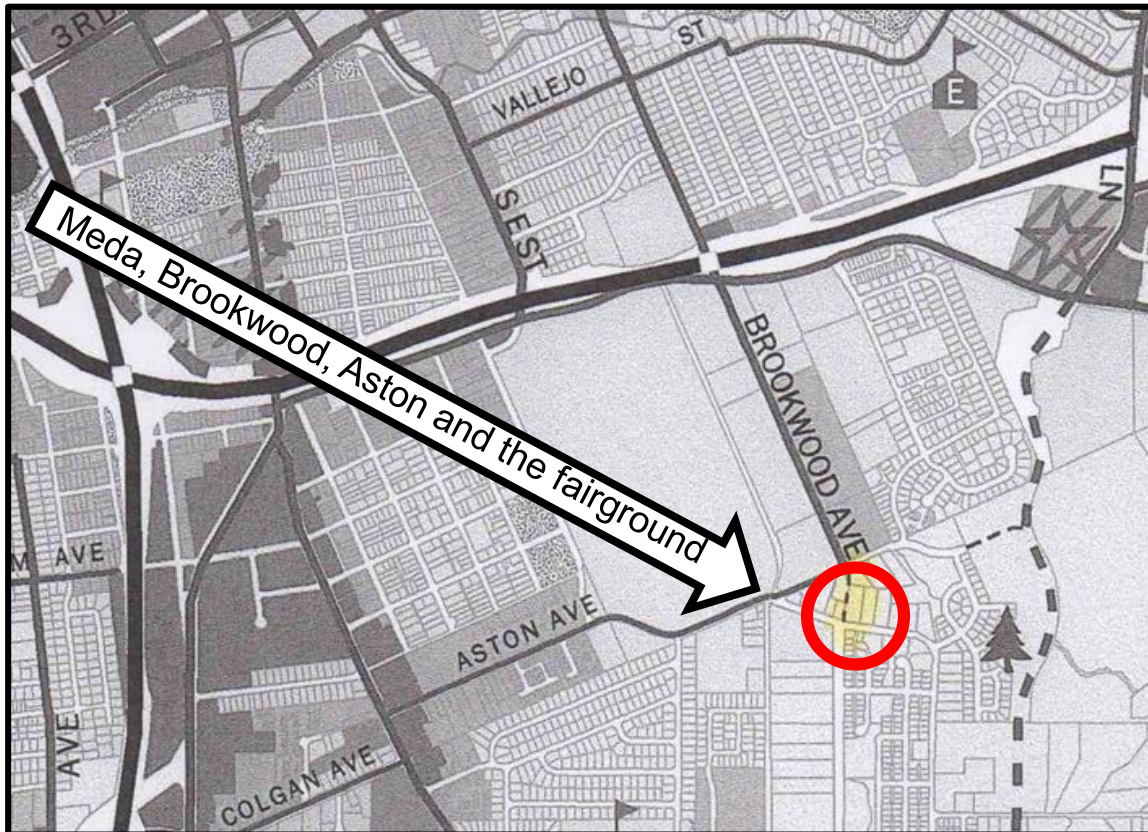
Concerns raised

- Use of nearby private parks
- Tree removal
- Grading and drainage
- Fairness of development review process
- Sound barriers for Farmers Lane Extension
- All two-story homes
- Energy efficiency
- Area circulation





“The 2035 General Plan shows the Brookwood Extension as a dotted line (conceptual local street)”. The street would act more like a collector.



All noticing for the Public Hearing was done in compliance with Zoning Code [Chapter 20-66](#):

- Mailed Notice of Public Hearing (Notice);
- Published in Press Democrat;
- Three signs posted on the Project site;
- Notice posted in City Hall's noticing kiosk;
- Virtual copy of the Notice posted at www.srcity.org; and
- Notice mailed Notice to recipients of the Planning Commission bulletin updates.

It is recommended by the Planning and Economic Development Department that the Planning Commission approve the Penstemon Place subdivision, by adopting four resolutions:

- A Mitigated Negative Declaration as edited;
- A Hillside Development Permit to allow development on slopes greater than ten percent;
- A Conditional Use Permit for a small lot subdivision; and
- A Tentative Map to subdivide an approximately 9.73- acre area into 59 residential lots.

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